



barnard marcus

Flat 2 High Street, Dorking RH4 1AL



welcome to

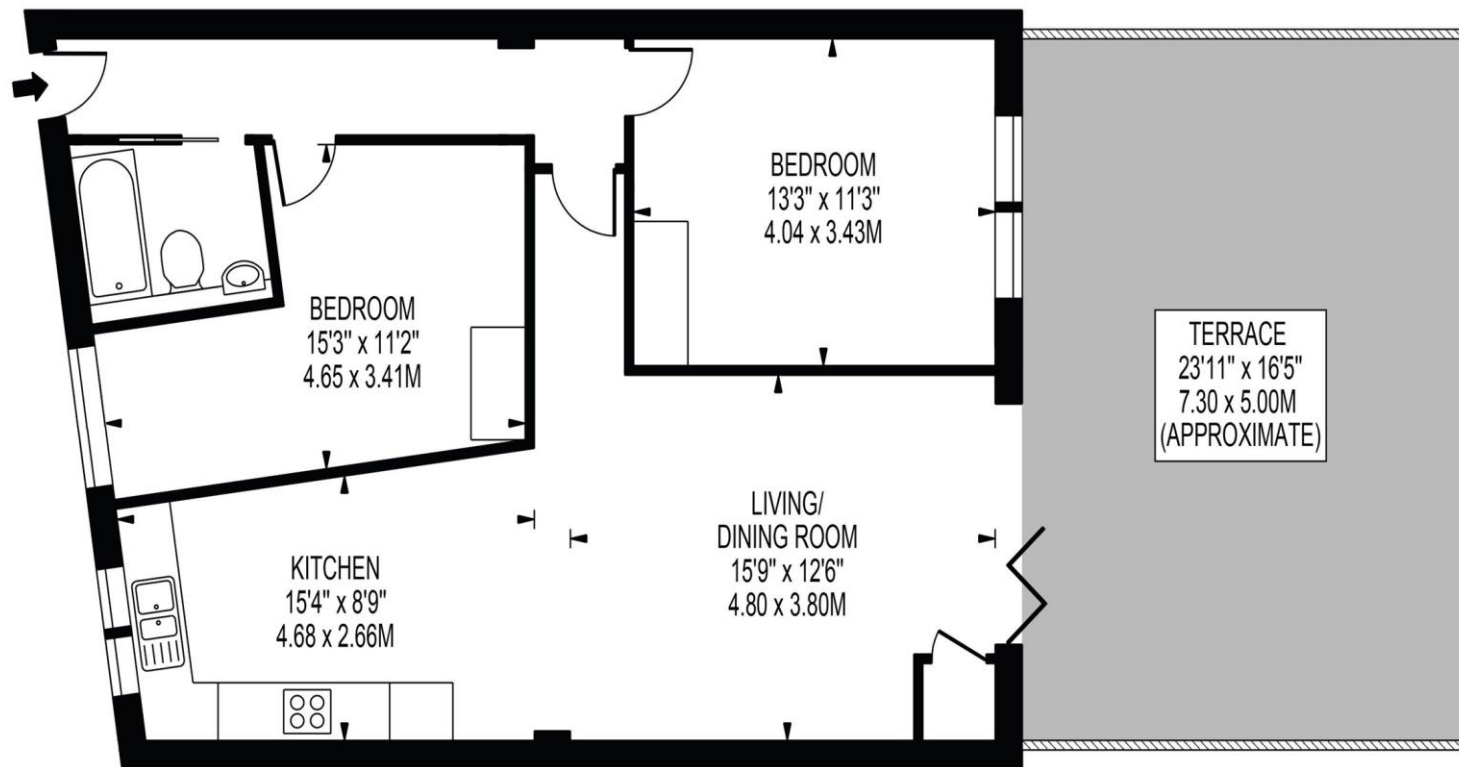
Flat 2 High Street, Dorking

This spacious two-bedroom first floor apartment is not to be missed. It has a fully fitted kitchen, to include appliances, with open plan dining and living space. The living space has stunning bi-fold doors leading to a large terrace area with a glass balustrade and far reaching views over the church and hillside beyond. This apartment is a rare find within a town location. The principal bedroom is a large double overlooking the church. The second bedroom is a good size double with a layout which allows for a work from home area. The bathroom is of high specification with bath/shower, vanity and mirror for that luxury feel. Dorking offers excellent transport links into London Victoria taking less than an hour, and links to the M25. Breathtaking countryside is right on your doorstep, offering beautiful walks, bike trails and other outdoor activities. The high street offers a range of shops and restaurants.



HIGH STREET

APPROXIMATE GROSS INTERNAL FLOOR AREA: 778 SQ FT - 72.27 SQ M



FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

welcome to

Flat 2 High Street, Dorking

- 2 Bedroom apartment
- External terrace area
- Fully fitted kitchen with open plan living and dining space
- 10 Year ABC+ warranty

Tenure: Leasehold EPC Rating: Exempt

Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£365,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/DRK101912



Property Ref:
DRK101912 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



01306 882148



dorking@barnardmarcus.co.uk



238 High Street, DORKING, Surrey, RH4 1QR



barnardmarcus.co.uk